

August 21, 2017

East Harlem Draft Housing Plan

Housing New York

A Five-Borough, Ten-Year Plan



The City of New York
Mayor Bill de Blasio

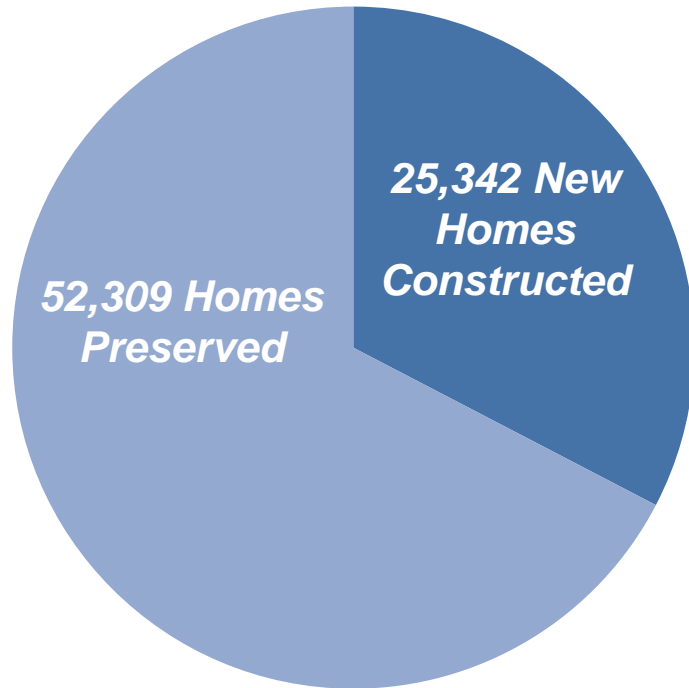
Alicia Glen, Deputy Mayor for
Housing & Economic Development

NYC

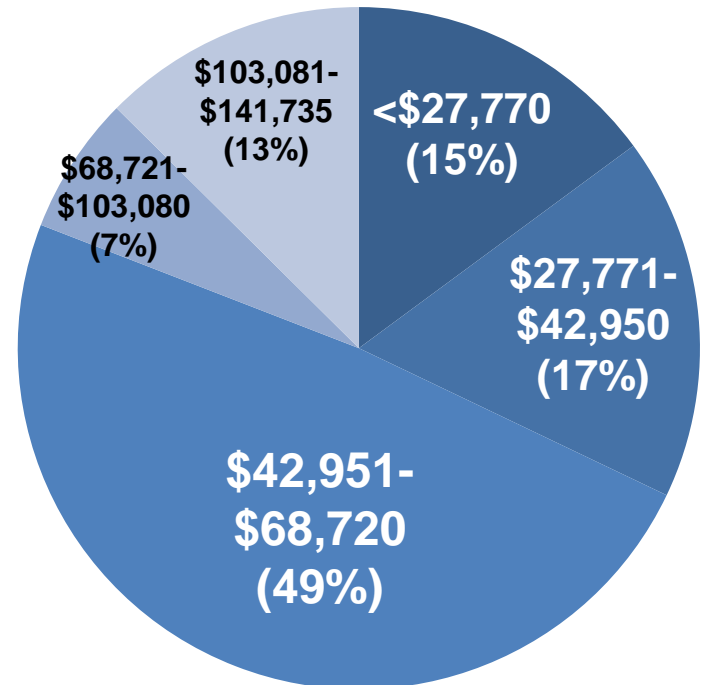
Housing New York

Four Years of Progress

Progress To Date



Incomes Served*



77,651 homes total

* Incomes shown are for a three-person household; 2017 HUD Income Limits

Building on a Community-Driven Process



EAST HARLEM *Neighborhood* PLAN

Office of City Council Speaker Melissa Mark-Vertiz
Manhattan Community Board II
Community Voices Heard
Manhattan Borough President Gale A. Brewer

FEBRUARY 2016

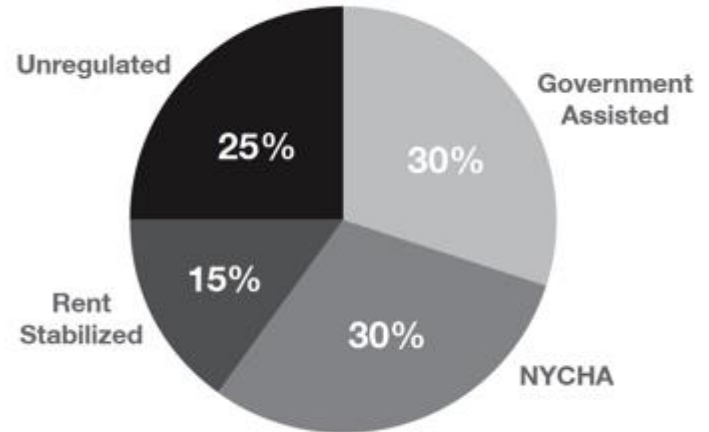
WWW.EASTHARLEMPPLAN.NYC

East Harlem Housing Snapshot

Housing Stock

- East Harlem has one of the largest concentrations of rent-regulated housing in NYC
 - Includes about 15,000 apartments managed by NYCHA
- Since 2003, HPD has financed the construction or preservation of about 14,000 units of affordable housing in East Harlem

Regulatory Status of Existing Homes (CD11)



HPD Research and Evaluation, 2016

Affordable Units financed in East Harlem (2003-2017)

Type	2003-13	2014-17	Total
New Construction	2,590	844	3,434
Preservation	7,064	3,387	10,451
Total Units	9,654	4,231	13,885

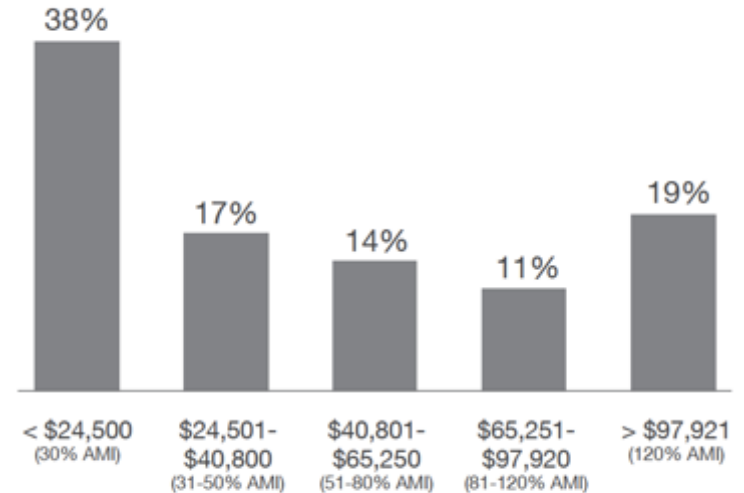
Source: HPD Performance Management and Analytics 2017

East Harlem Housing Snapshot

Incomes and Affordability

- Households in East Harlem earn a range of incomes.
- City's population growth is putting pressure on housing supply.
- Between 2002 and 2014, median rent increased by 40%, while rents increased only 24% citywide.
- Over half of all households are rent burdened.

Household Income Distribution (CD11)



Sample incomes are for a three-person household based on 2016 HUD Income Limits; ACS, 2011-15

East Harlem Housing Plan Goals

01 Preserve Existing Affordable Housing

- Finance and Safeguard Affordability
- Promote Safe and Healthy Housing
- Protect Tenants

02 Develop New Affordable Housing

03 Increase Access to Affordable Housing

04 Promote Economic Opportunity

01 Preserve Existing Affordable Housing

Finance and Safeguard Affordability

1. Continue to offer loans and tax incentives to preserve affordability
2. Proactive outreach to property owners
 - Mailings and calls
 - Events
 - Referrals
 - Surveying distressed properties
3. Pilot a Landlord Ambassadors Program
4. Explore Community Land Trust Models
 - **New!** Award \$500,000 to the East Harlem/ El Barrio Community Land Trust



195 East 100 St, part of La Casa Nuestra HDFC portfolio financed in 2016, including 46 units across 5 buildings in East Harlem. Currently undergoing rehabilitation.

01 Preserve Existing Affordable Housing

Promote Safe and Healthy Housing

5. Continue rigorous enforcement of the Housing Maintenance Code
6. Survey distressed properties (“block sweeps”)

Aug 2016-July 2017	CD11
Buildings surveyed	426
Identified as distressed and undergoing further HPD action (e.g., litigation, monitoring)	19



One of HPD’s bed-bug sniffing beagles on the Code Enforcement team

01 Preserve Existing Affordable Housing

Protect Tenants

7. Provide free legal representation
8. Coordinate with the Tenant Harassment Prevention Task Force
9. Educate tenants about their rights and resources
10. Explore the creation of a Certificate of No Harassment (CONH) Pilot Program



HPD Tenant Resource Fair

02 Develop New Affordable Housing

1. Prioritize over 2,400 affordable homes on publicly owned land
2. Implement Mandatory Inclusionary Housing (MIH)
3. Incentivize the development of affordable housing on private sites
4. Support mission-driven groups interested in developing affordable housing on underutilized land
5. Explore opportunities for affordable artist housing



Acacia Gardens, 179 affordable units for low-income households and formerly homeless households. Currently under construction.

02 Develop New Affordable Housing

1. Prioritize over 2,400 affordable homes on publicly owned land

- Commitment of 20% of homes at 30% of AMI on three sites
- Continuing to explore additional public sites
- **New!** RFP reforms to ensure long-term public control and make it easier for community groups to compete



Sendero Verde, featuring 650 affordable units for extremely low to moderate/middle income households, affordable senior housing, and amenities at East 111th Street

02 Develop New Affordable Housing

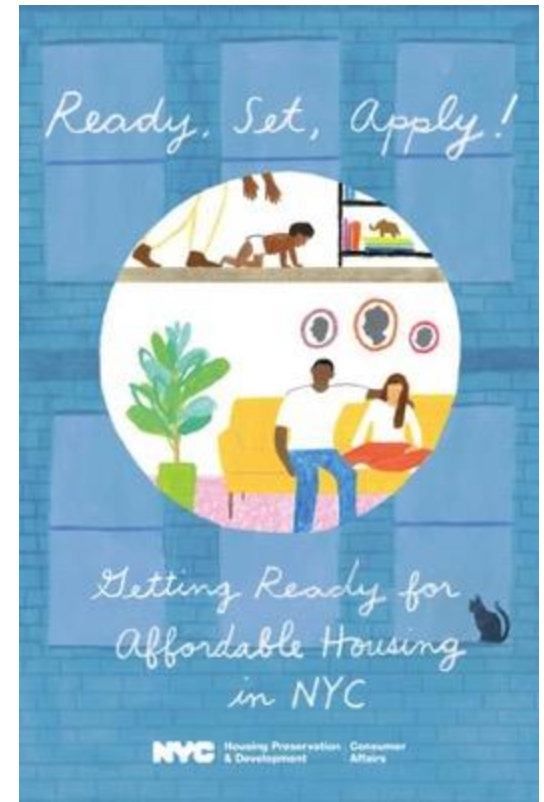
1. Prioritize over 2,400 affordable homes on publicly owned land
2. Implement Mandatory Inclusionary Housing (MIH)
3. Incentivize the development of affordable housing on private sites
4. Support mission-driven groups interested in developing affordable housing on underutilized land
5. Explore opportunities for affordable artist housing



HPD staff providing information to a faith-based leader interested in affordable housing development

03 Increase Access to Affordable Housing

1. Make it easier for residents to understand, prepare for, and complete the affordable housing application process
 - Housing Ambassadors
 - Ready, Set, Apply brochure
 - Video guide
 - Housing Connect redesign
2. Better advertise open housing lotteries
3. Improve Marketing Guidelines to reach New Yorkers most in need



04 Promote Economic Opportunity

1. Connect residents to good jobs in the building trades and services
2. Expand local hiring incentives in HPD-financed developments
3. Expand opportunities for Minority and Women-Owned Business Enterprises (M/WBEs)
4. Promote healthy and diverse retail environments



Students at a Workforce1 center job training

Next Steps

- **Continue to explore feasibility of public sites**
- **Continue to evaluate CONH pilot**
- **Continue to enhance coordination around preservation efforts**
- **Final Housing Plan to be released in fall 2017**

02 Develop New Affordable Housing

Pipeline Sites in Development (CD11)	Agency	Approx. Affordable Units*	Affordability Levels*	Regulatory Period**	Projected Start Date
★ Acacia Gardens	HPD	179	30% for formerly homeless 60% at 57% of AMI 10% at 90% of AMI	60 years	Under construction (closed 4/16)
★ Lexington Gardens II	HPD	400	20% at 30% of AMI 30% at 50% of AMI 30% at 80% of AMI 20% at 130% of AMI	MIH units – permanent Remainder TBD	Under construction (closed 6/17)
★ Sendero Verde	HPD	655	20% at 30% of AMI 11% at 40-50% of AMI 27% at 60% of AMI 17% at 80% of AMI 25% at 130% of AMI 79 senior units		2018/19
★ NIHOP/NCP RFQ Clusters	HPD	80	TBD		2019
★ 125 th St MEC Center	EDC	760	As per POA		2018
★ 126 th Street Bus Depot	EDC	365***	20% of total units at 30% of AMI Remainder TBD***		2020
TOTAL		2,439			

*Subject to change prior to financial closing.

**TBD because regulatory period is finalized at project closing. After regulatory period ends, units remain in rent stabilization and owners are incentivized to refinance with HPD to extend affordability. Not all NIHOP/NCP sites subject to MIH.

***Based on Draft EIS assumption of 50% of units affordable at 80% of AMI or below. Affordability levels have not been finalized for this project. 20% commitment is of the total units (~730): approx. 145 units at 30% of AMI.